



TOWN OF PORTOLA VALLEY
Ad Hoc Site Evaluation
Committee Meeting
Monday, February 3, 2025
5:30 PM

Karen Askey, Chair
Mary Hufty, Vice Chair
Ronny Krashinsky, Committee Member
Carter Warr, Committee Member
Nona Chiarello, Committee Member
Joslyn Gray, Committee Member
Karen Vahtra, Committee Member

HYBRID MEETING
A G E N D A

HISTORIC SCHOOLHOUSE – 765 PORTOLA ROAD, PORTOLA VALLEY, CA

REMOTE MEETING ADVISORY: On March 1, 2023, all committees in Portola Valley will return to conducting in-person meetings. A Zoom link will be provided for members of the public to participate remotely; however, the Town cannot guarantee there will be no technical issues with the software during the meeting. For best public participation results, attending the meeting in-person is advised.

Remote Public Comments: Meeting participants are encouraged to submit public comments in writing in advance of the meeting. Please send an email to housing@portolavalley.net by 12:00 PM on the day of the meeting. All comments received by that time will be distributed to Committee Members prior to the meeting. All comments received are included in the public record. We encourage anyone who has the ability to join the meeting online to do so. You will have access to any presentations that will be shown on your screen and can easily provide comments using the “raise your hand” feature when the Chair calls for them.

ASSISTANCE FOR PEOPLE WITH DISABILITIES: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (650) 851-1700 or by email at towncenter@portolavalley.net. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

VIRTUAL PARTICIPATION VIA ZOOM

To access the meeting by computer:

<https://us06web.zoom.us/j/87658828579?pwd=W4V05qQ6eexpPXvyDKMVJm3zf3I4bL.1>

Webinar ID: 876 5882 8579

Passcode: 93704

To access the meeting by phone:

1-669-900-6833 or 1-888-788-0099 (toll-free)

*Mute/Unmute – Press *6 / Raise Hand – Press *9*

1. CALL TO ORDER / ROLL CALL

2. ORAL COMMUNICATIONS FOR ITEMS NOT ON THE AGENDA

Persons wishing to address the Ad Hoc Site Evaluation Committee on any subject not on the agenda may do so now. Please note however, that the Ad Hoc Site Evaluation Committee is not able to undertake extended discussion or action tonight on items not on the agenda. Comments will be limited to three (3) minutes per person.

3. APPROVAL OF MINUTES

- a. January 21, 2025 Draft Minutes

4. COMMITTEE DISCUSSION

- a. Site Updates
 - i. Portola/Alpine Corners
 - ii. Alpine/Los Trancos/Skyline
 - iii. Portola Corridor/Town Center
- b. Review, Discussion & Second Vote to Proposal for Reporting to Town Council 2/2
- c. Formation of Sub-Committees, if necessary
- d. Next Steps

5. COMMITTEE REPORTS AND RECOMMENDATIONS

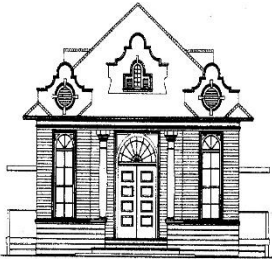
- a. Committee Reports
 - i. Vahtra - Hawthorns & Fogarty Technical Analysis, Information on Hawthorns Conservation Easement and Sight Lines
- b. Staff Reports
 - i. Update from Terrence Grindall on RHNA status to date & HCD Certification

6. ADJOURNMENT

- a. *The next regular Ad Hoc Site Evaluation Meeting will be held Tuesday, February 3, 2025 at 5:30pm*

Land Acknowledgement:

The Town of Portola Valley acknowledges the colonial history of this land we dwell upon—the unceded territory of the Ramaytush (rah-my-toosh) Ohlone, Tamien Nation, and Muwekma (mah-WEK-mah) Ohlone, who endured a human and cultural genocide that included removal from their lands and their sacred relationship to the land. Portola Valley recognizes that we profit from the commodification of land seized from indigenous peoples and now bear the ecological consequences. We seek to understand the impact of these legacies on all beings and to find ways to make repair.



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HYBRID MEETING

DRAFT MINUTES

HISTORIC SCHOOLHOUSE – 765 PORTOLA ROAD, PORTOLA VALLEY, CA

Present: Askey, Chiariello, Gray, Hufty, Krashinsky, Warr, Vahtra **Secretary:** Dewes PV
Interim Planning and Building Director: Grindall via Zoom

1. CALL TO ORDER at 5:42 p.m.

2. ORAL COMMUNICATIONS FOR ITEMS NOT ON THE AGENDA: None

3. APPROVAL OF MINUTES:

- **January 7, 2025:** After corrections/edits, minutes were approved unanimously.

4. REVIEW UPDATED TIMELINE:

- Added update to the Town Council in February
- Krashinsky: commented that the timeline is missing time for the Planning Commission and Town Council to develop a revised HE based upon the recommendations and/or accepted proposals of the AHSEC. Grindall commented that the work would be done in parallel, i.e. as options are identified, the Planning Department would begin the necessary background work. Grindall feels that the overall timeline is reasonable, but Krashinsky would like to indicate that staff time will be needed during the Planning Commission and public review phase.
- It was noted that this is a worst-case scenario, if things move quicker, we could move things up.

5. COMMITTEE DISCUSSION:

a. Site Updates:

- Hufty/Vahtra will be meeting with Maureen Sedonaen - SF Regional Chief Executive Officer for Habitat for Humanity on February 7
- Everyone was reminded to provide Vahtra with property updates so the Master Site list could be kept current.
- **Portola/Alpine Corner:** (Gray, Hufty, Warr):
 - No updates. Mary will reach out to the owners of Robert's back parking lot.
- **Alpine Corridor/Los Trancos/Skyline** (Chiariello, Hufty, Krashinsky):
 - **Hawthorns:**
 - Met w/ Mid-Pen Open Space Leadership. Across SM County they have about 50 units total for worker housing. Hawthorns specifically is highly constrained by conservation easement as well as Historical Designation of the buildings. Have explored putting about 5 units into the main house, but they don't have a budget to work with. Committed to keeping the conversation open.

- **Fogarty Property:**
- Nona – looked at Fogarty parcels that would be favorable for development.
- There is a parcel along Skyline which has an open area that is not forested and meets the elements of the HE selection filters. The team will walk the parcel prior to the next meeting.
- Karen A asked about the wildfire rating. Nona reported that it met the original filters in our HE process.
- Betsy Morgenthaler (Chair Open Space Committee): Provided some background on the Open Space Committee It's an advisory committee which oversees the Open Space Fund (roughly \$9M). The funds are legally restricted; dedicated to acquisition, conservation easements, and ongoing maintenance of acquired parcels.
- The Open Space Committee expressed interest in working with the AHSEC in acquiring a property which could replace the planned development at DFPOS in the HE and the new property could be combined for housing and open space.
- The Committee also indicated that, in parallel, they would work to preserve the durability of the Open Space designation of DFPOS.
- We have been informed that the Fogarty parcels are NOT under the Williamson Act.
- Conversations are ongoing but still introductory and informal.
- Karen A. asked if we could look at a mixed-use development at the Fogarty parcel? Grindall replied that it is a reasonable possibility as HE scores better if retail is included and a store up on Skyline Road would be a plus.
- Karen A. also asked about the application of bonus density - adding above market units to make it more attractive to a developer. Grindall replied that this is possible, we ONLY need to ID a site to accommodate the 50 units, the other components are "extra. "
- Grindall confirmed that the EIR and CEQA studies would be completed when the properties are being developed.
- **3350 Alpine Road:** No new information
- **Town Center/Portola Road Area** (Askey, Hufty, Vahtra)
 - **Christ Church:** more informal discussions, looking at different areas of the site and potential designs. They are not able to share any new updates at this time. SB4 allows faith-based organizations to build housing without rezoning.
 - **Mirador property:** Not likely in our required timeframe, legal issues are extensive
- **Public Comments:**
 - Corley: Hawthorns Board meeting next week regarding restoration of Historic barn.
 - Betsy M: questioned the language in the HE regarding DFPOS. Grindall: the State requires the language but it's immaterial to Town-owned property.
 - Breen: LA fires will force HE filters to change. Ladera Church ADU is NOT priced to be affordable, how does the Town define affordable housing?
 - R. Flynn: Isn't HCD waiting for us to rezone DFPOS to high-density residential? Grindall – HCD requires that we make those changes before they re-certify our HE. The Town is currently looking for a surveyor to perform the necessary work to map the parcel. There is no timeframe on when this will be completed.
- **Committee Discussion:**

- Several committee members spoke in favor of developing a community on Skyline. It could benefit local workers and might appeal to students.
- b. **Open Space Committee Update:** Incorporated in comments in 5a, Fogarty Property.
- c. **Review & Revisions & Initial Vote of Proposal for Reporting to the Town Council (Krashinsky):** Made some updates to the document based upon the discussion at last week's meeting.
 - Karen A: 5 under questions for TC - is it in the charter of this Committee to explore financing options?
 - **Public Comments:**
 - Corley: Not understanding the purpose of the pre-voting process? Is this normal, necessary? Last week's voting was confusing to the public. The Committee replied that getting interim votes is helpful in gauging the direction of the committee, triggering discussions, generating questions, making adjustments, etc. Diversity of opinion is valuable. It was felt that last week, members had not been prepared to vote.
 - Betsy M. felt it was important to note the smaller footprint of DFPOS as reflected in the HE vs. reality.
 - **Committee Discussion:**
 - Carter: expressed concern that we are identifying and carving out specific properties for re-zoning but not re-zoning adjoining or similar properties. This type of proposal would typically be rejected by the Planning Commission. He felt that we should propose rezoning for all such properties allowing homeowners to opt-in/out.
 - Grindall – Our practice in PV is that the Homeowner applies and consents to the rezoning. It's possible to do without owner consent, but not our practice.
 - Carter also expressed frustration with the overall “push” by HE to build affordable multi-use housing in Portola Valley. There will be significant pushback by homeowners if it's “next-door.” We should ID areas where people “want” development, Fogarty provides opportunities. Not certain that any developer will be interested in DFPOS
 - Nona: Why is the gateway only on one side of the street? Ronny replied that the gateway does include DFPOS together with Ladera Church. The idea proposed in the HE was that it could be developed as one project
 - Nona also said that if all of Westridge is off limits, it seems unfair to the rest of the town.
 - Karen V. – The problem with 3350 Alpine is that the Town would have to purchase the property, precluding us from doing it at all. Others replied that it's possible a developer could purchase it.
 - Joslyn - Our mission is to find a few sites that are READY to build. Fogarty is great, but how can we get it to happen in this cycle?
 - Karen V. - doesn't like building on DFPOS but it's what is available NOW. HCD may not like Fogarty because it doesn't have sewer, services, stores, schools, etc. Will HCD evaluate sites down to that level of detail? Grindall - HCD will look at the feasibility of a project, so it doesn't preclude Fogarty. Karen A. – what is our time frame? Grindall - ID a site and send out an RFP to find a developer. Have until 2030 to start development of the site. Within that time frame, it is certainly feasible to do Fogarty.

- Mary -Wants to review town limits along Skyline. Thought Carter had some interesting points.
- Mary - Why can't we target 50 units at Hawthorn? Other Committee members point out the restrictions already discussed above.
- Karen A. – Is it necessary to rezone all of Fogarty parcels? Grindall –No, we can rezone individual parcels.
- At this point, all the members submitted votes, the final tally is attached to these minutes.
- **Formation of Sub-Committees, if necessary:** No action required.
- **Next Steps:**
 - Discuss the results of voting in the next meeting.
 - Everyone should think about their individual comments that will be going to the TC. Send comments to Ronny if you want them to be included in the formal document.
 - More Outreach

6. COMMITTEE REPORTS AND RECOMMENDATIONS

- a. **Committee Reports** – Memo re HCD suitability from Karen A.
- b. **Staff Reports** – The Town is currently looking for a surveyor to perform the necessary work to map the DFPOS parcel. An update will be provided to the Town Council in March.

7, ADJOURNMENT at 8:13 p.m.

- a. ***The next regular Ad Hoc Site Evaluation Meeting will be on Monday, February 3 at 5:30 p.m.***

Submitted by Patty Dewes

| | Question | Carter | Joslyn | Karen A | Karen V | Mary | Nona | Ronny | Avg. | Var. | Summary (yes/no) |
|----|--|--------|--------|---------|---------|------|------|-------|------|------|------------------|
| 1 | Recommend 1 site for ~50 units | 2 | 2 | 3 | 1 | 1 | 1 | 1 | 1.6 | 0.6 | 7 / 0 |
| 2 | Recommend ~2-3 sites for ~50 units | 2 | 5 | 1 | 5 | 3 | 2 | 2 | 2.9 | 2.5 | 5 / 2 |
| 3 | Recommend ~5 sites for ~50 units | 1 | 5 | 3 | 6 | 3 | 3 | 5 | 3.7 | 2.9 | 4 / 3 |
| 4 | Recommend 3350 Alpine Rd. for ~50 units | 5 | 5 | 3 | 5 | | 2 | 4.5 | 4.1 | 1.6 | 2 / 4 |
| 5 | Recommend 3350 Alpine Rd. for ~10-25 units, joint dev. with DFP | 5 | 6 | 5 | 5 | | 5 | 3 | 4.8 | 1.0 | 1 / 5 |
| 6 | Recommend 3350 Alpine Rd. for ~10 units, independent of DFP | 5 | 6 | 5 | 5 | | 5 | 5 | 5.2 | 0.2 | 0 / 6 |
| 7 | Recommend 19501 Skyline Blvd. (Fogarty property) for ~50 units | 3 | 3 | 1 | 3 | 1 | 1 | 2 | 2.0 | 1.0 | 7 / 0 |
| 8 | Recommend 19501 Skyline Blvd. (Fogarty property) for ~10 units | 2 | 6 | 6 | 6 | 5 | 2 | 3 | 4.3 | 3.6 | 3 / 4 |
| 9 | Recommend Blue Oaks strip east of Los Trancos Rd. for ~10 units | 5 | 5 | 5 | 5 | 6 | 5 | 5 | 5.1 | 0.1 | 0 / 7 |
| 10 | Recommend Christ Church for ~10 VLI units (vs. current HE 6 AMI) | 1 | 5 | 1 | 5 | 1 | 1 | 2 | 2.3 | 3.6 | 5 / 2 |
| 11 | Recommend TC substation strip for ~10 units | 3 | 5 | 2.5 | 6 | 5 | 2 | 5 | 4.1 | 2.4 | 3 / 4 |
| 12 | Recommend TC soccer field + substation strip for ~50 units | 5 | 2 | 4.5 | 3 | 5 | 5 | 6 | 4.4 | 1.9 | 2 / 5 |
| 13 | Recommend Hawthorns Historic Complex for ~5 units | 2 | 5 | 1 | 6 | 1 | 1 | 5 | 3.0 | 5.0 | 4 / 3 |
| 14 | Recommend Hawthorns Historic Complex for ~50 units | 1 | 5 | 5 | 6 | 1 | 2 | 5 | 3.6 | 4.6 | 3 / 4 |
| 15 | Recommend Dorothy Ford Park for ~50 units | 5 | 2 | 5 | 2 | 6 | 6 | 3.5 | 4.2 | 3.0 | 3 / 4 |

AHSEC Site List Jan 27, 2025

| ID | Acres range | Acres | Region | Address | Description | In HE? | T _r | APN | Open Public Discussion | Next step(s) | Notes |
|----|-------------|-------|-------------|-------------|-------------------------|--------|----------------|------------|------------------------|--------------------------------|---|
| 1 | 0-5 | | Alpine | | | No | | | No | None for now | |
| 2 | 0-5 | 0.5 | Alpine | | Ladera Community Church | Yes | | 077271170 | Yes | None for now | HE site, no new info |
| 10 | 0-5 | 3.0 | Alpine | 3350 | Across from DFP | No | | 077271050 | Yes | None for now | Discussed ~25 units with owner, more? |
| 16 | 5-20+ | 13.7 | Alpine | 3639 | Glen Oaks | Yes | | 077282030+ | Yes | None for now | HE site, no new info |
| 20 | 5-20+ | 75.4 | Alpine | | Portola Terrace | Yes | | 077281020 | Yes | None for now | HE site, no new info |
| 22 | 0-5 | 7.7 | Alpine | | Dorothy Ford Park | Yes | | 077272010 | Yes | None for now | HE site, no new info |
| 23 | 0-5 | | Alpine | | | No | | | No | None for now | |
| 13 | 0-5 | | Los Trancos | | | No | | | No | None for now | |
| 14 | 0-5 | | Los Trancos | | | No | | | No | None for now | |
| 24 | 0-5 | 13.6 | Los Trancos | | Blue Oaks Strip | No | | 080241380 | Yes | None for now | Rejected due to fire and slope issues |
| 26 | 0-5 | 16.1 | Los Trancos | 800 | Hawthorns Historic | No | | 079080090 | Yes | None for now | Anticipating long process with MROSD |
| 21 | 5-20+ | 360.0 | Skyline | 19501 | Fogarty | No | | various | Yes | Examine parcel(s) more closely | Owners are interested in working with Town / selling. Explored ideas with MidPen |
| 4 | 0-1 | 1 | AP Corner | 150 Portola | Office Buildings | No | | 079072010 | Yes | None for now | Might consider compelling business opportunities |
| 29 | 0-1 | 0.8 | AP Corner | 130 Portola | Office Buildings | No | | 079072110 | Yes | None for now | Might consider compelling business opportunities |
| 30 | 0-1 | 0.9 | AP Corner | 116 Portola | Hardware Store | No | | 079072100 | Yes | None for now | Owners not interested in changing zoning at this time |
| 9 | 5-20+ | 41.2 | AP Corner | 501 Portola | Sequoias | Yes | | 079200030 | Yes | None for now | Not interested in additional units above current plan at this time. |
| 11 | 0-5 | 2.4 | AP Corner | 4370 Alpine | Office Tennis Courts | Yes | | 079072060 | Yes | None for now | Rezoned to MU-3/6 Mixed use. Owner has subdivision application at PC 1/15 meeting requesting a new one acre parcel. |
| 15 | 5-20+ | | AP Corner | | | No | | | No | None for now | |
| 25 | 0-5 | 1.1 | AP Corner | 683 | Parking Lot and Orchard | No | | 079072080 | Yes | None for now | |
| 3 | 5-20+ | 13.1 | Portola | | | No | | | No | None for now | Many discussions held and ended in Summer 2024 |
| 5 | 0-1 | 0.2 | Portola | 765 | Substation | No | | 076270080 | Yes | None for now | 2019 8 units proposal, possible to increase to 10-12 |
| 6 | 0-5 | 1.8 | Portola | 765 | Soccer Field | No | | 076270080 | Yes | None for now | Report at AHSEC 12/3/24. Can fit 50 units with some green space. |
| 7 | 0-5 | 2.9 | Portola | 815 | Christ Church | Yes | | 076262030 | Yes | Awaiting info from Church | 6 in RHNA today as AMI, exploring more units |
| 8 | 0-5 | 11.0 | Portola | 765 | Town Center Buildings | No | | 076270080 | Yes | None for now | Public |
| 12 | 5-20+ | | Portola | | | No | | | No | None for now | 7th RHNA? Needs more analysis of future potential |
| 17 | 0-5 | | Portola | | | No | | | No | None for now | No interest for now. Outreach to non local owner? |
| 18 | 0-5 | 2.2 | Portola | 945 | Valley Presbyterian | No | | 076270040+ | Yes | None for now | KA complete 11/24. No interest for now |
| 19 | 0-1 | 0.7 | Portola | 930 | Our Lady of the Wayside | No | | 076251250 | No | None for now | Low potential. Small number if any |
| 27 | 0-5 | | Portola | | | No | | | No | None for now | No response yet |
| 28 | 0-5 | | Portola | | | No | | | No | None for now | No interest for now. Formerly included with #17 |
| 31 | 0-5 | 2.5 | Portola | | | No | | | No | None for now | KA outreach 1/10. Conservation easement limits building on 1/3 of the lot. Cree |

Ad Hoc Site Evaluation Committee Report to Town Council

Karen Askey (Chair), Mary Hufty (Vice Chair), Nona Chiarello,
Joslyn Gray, Ronny Krashinsky, Karen Vahtra, Carter Warr

(Draft/Proposal 12/17/2024)
(Revised 12/28/2024)
(Revised 1/14/2025)
(Revised 1/23/2025)
(Revised 1/28/2025)

Overview

- Status
- Timeline
- Sites evaluated in this report
- Evaluation criteria
- Voting process
- Recommendations
- Questions for Town Council

Status

- Town Council Sunrise Provision Outreach Subcommittee (Hufty and Hasko) provided a list of 26 sites for consideration
- 5 sites have been added for a total of 31
- 7 are in our currently adopted Housing Element (HE)
- 18 are private properties in stalled discussions or with no interest
- 2 HE sites and 6 new sites are included in this report (including several previously considered by Ad Hoc Housing Element Committee - AHHEC)
- AHSEC continues to consider additional sites

Sites evaluated in this report (in no particular order)

1. 3350 Alpine Rd.
2. 19501 Skyline Blvd. (Fogarty property)
3. Blue Oaks town owned strip east of Los Trancos Rd.
4. Christ Church (in current HE)
5. Town Center substation/restroom/parking strip
6. Town Center soccer field + substation/restroom/parking strip
7. Hawthorns Historic Complex
8. Dorothy Ford Park (DFP) *(for purposes of comparative ranking)*

1. 3350 Alpine Rd.



- Across from DFP HE site; 3 acres, the half nearest Alpine is level, longer frontage on Alpine than DFP
- Avoids risks and setbacks of creek
- Town and/or developer would likely need to buy property, finance project
- Owner supportive of ~25 units, more?
- Could involve lot split
- Could combine with DFP to distribute density (“Gateway” concept of HE)
- Proximity to shopping, sewer, highway
- Impact on neighbors
- Westridge CC&Rs

2. 19501 Skyline Blvd. (Fogarty property)



- 215 acres in Fogarty Winery property, varying terrain
- Owner interest in working with Town / selling
- NW neighbor is Windy Hill OSP
- Independent evacuation routes
- APN 080010020 is 14 ac.; ~5 ac. (green) satisfy safety filters; ~800' frontage on Skyline Blvd
- Skyline area needs VLI housing but is far from shopping, schools; no sewer
- Property is not in Williamson Act (should make developing housing easier)
- Open Space committee interested in acquisition; parceled off part for housing

3. Blue Oaks strip east of Los Trancos Rd.



- Previously considered by AHHEC¹, rejected due to development difficulty and wildfire risk
([5/2/2022 meeting summary](#))
- Steep slope along eastern edge
- Creek setback requirements will likely impact development opportunity
- Could support small market rate development

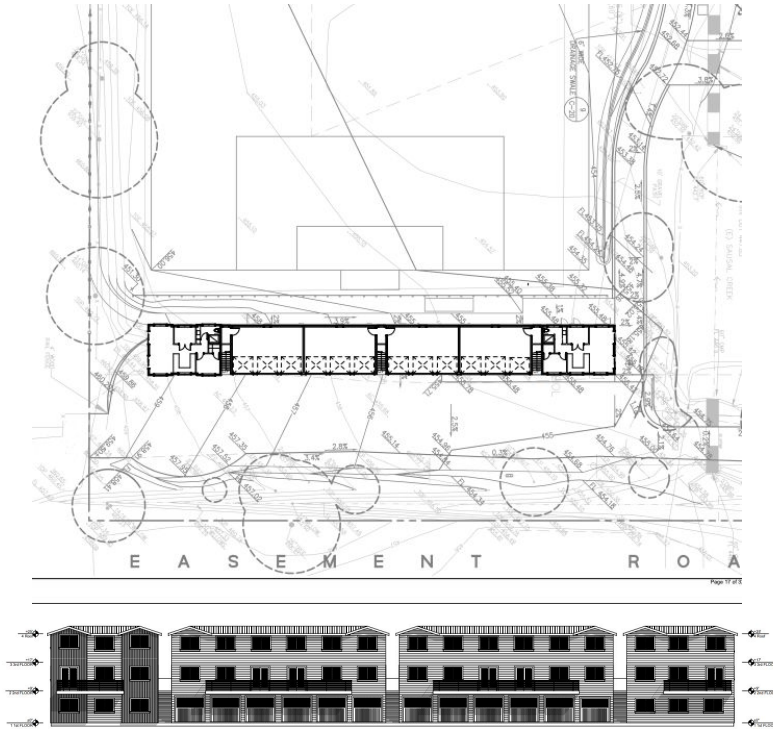
4. Christ Church



- In current HE with 6 AMI¹ units
- Could potentially reclassify as 6 VLI, and possibly increase units
- A total of 2.9 acres
- Depends on congregation, leadership, and funding
- Congregation wishes to maintain hillside views
- Exploring possible locations
- Acquired grant to do exploration
- Town Council can help with clear path for applying for town affordable housing funds
- SB4 may avoid need to rezone (TBD)

¹AMI - Above Moderate Income

5. Town Center substation/restroom/parking strip



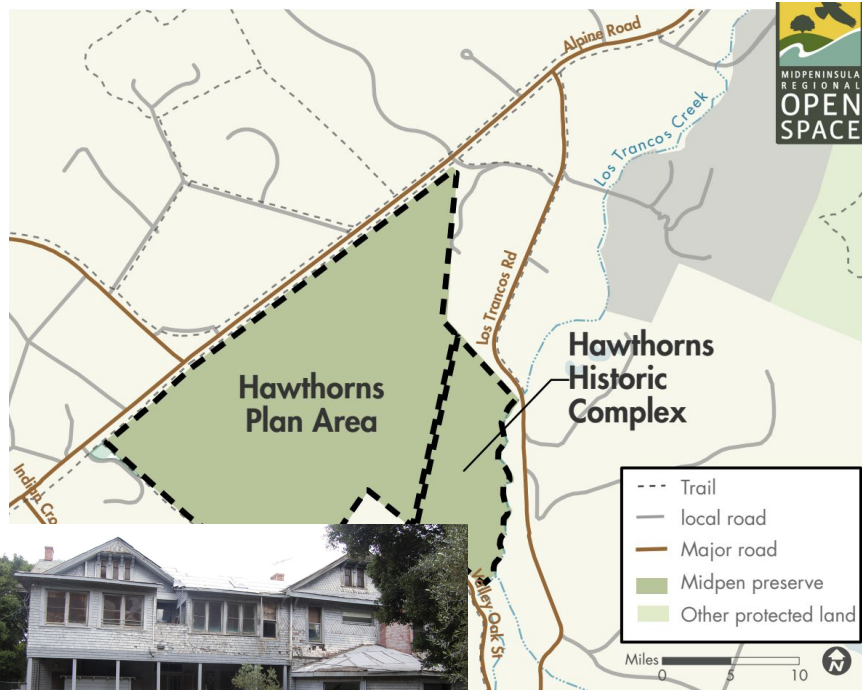
- In 2019 Town considered developing 8 units next to soccer field
- Could accommodate ~10–12 units
- Sheriff's substation, restrooms, and parking strip would be removed
- Sheriff's office has requested better facilities
- 16 year old building was financed with public funds and donations
- Considered by AHHEC, deprioritized in 5/2/2022 meeting due to easement issue ([link1](#), [link2](#))

6. Town Center Soccer Field + substation/restroom/parking



- Town-owned land, ~1.8 acres
- Tight fit for ~50 units
- “Sophie's choice”
- If it's a likely candidate, consider conducting resident survey
- Moving soccer field to DFP is not viable
- AHHEC briefly considered the soccer field during the 6/20/222 meeting and voted for DFP ([link1](#), [link2](#))

7. Hawthorns Historic Complex



- Preliminary discussions with MROSD
- Board-approved Historic Complex Goals include, *“Consider housing, either short-term or long-term, that supports the District’s mission”*
- Conservation easement and historic designation issues – must retain/restore current buildings, can’t add new buildings
- ~5 units in main house is likely feasible, but costly
- Financing issue

8. Dorothy Ford Park (for purposes of comparative ranking)



- Dorothy Ford Park site in current HE
- Included for comparative ranking purposes
- Conceptual site plan in feasibility analysis used parcel boundary, not the creek, for determining creek setback, overestimating available area
- Earlier constraints analysis by the Town indicated ~1.1 acre available (<https://www.portolavalley.net/home/showpublisheddocument/16074/637868393097470000>, attachment 3, red p. 17)

Evaluation criteria

- Number, Type and Location of Units
 - Capable of supporting 40-50 units
 - Straightforward development of VLI Units
 - New site or previously considered in previous Housing Element discussions
 - A location that disperses units throughout town
- Safety:
 - Wildfire Risk
 - Geological Risk
 - Evacuation Risk
 - Flood Risk
- Infrastructure Capability
 - Water
 - Power
 - Sewer
 - Cell service
 - High speed internet
 - Road access
- Site development Constraints
 - Slope
 - Unstable soil
 - Setbacks
 - Drainage
 - Shape of parcel
 - Sensitive indigenous cultural areas
 - Endangered species
- VLI Funding Incentives
 - 40 bedrooms per net acre
 - Distance to jobs
 - Distance to schools (elementary, middle, high school, and college)
 - Distance to services (medical, library, parks, grocery store, and pharmacy)
- Community Benefits
 - Local worker living locally
 - Economic diversification
- Property Owner Interest and Preparedness
 - Self directed and/or financed
 - Town driven project
 - Additional costs due to unique characteristics
 - Rental property management
- Community Resource Impact
 - Removing Open Space
 - Removing recreational fields
 - Removing retail businesses
 - Removing professional service businesses
 - Obstructing wildlife corridor
- Scenic Impact
 - Alpine and Portola Scenic Corridors
 - Vista Impacts
 - Mindful of the rural character of town
- Neighborhood Impact
 - Distance to neighbors
 - Viewshed impact
 - Traffic impact
 - Sound impact (proximity of cars, machinery, and people)
 - Light impact
 - Pollution impact (gas exhaust)
- HCD Criteria
 - 20-23 units per acre
 - Property owner or developer interest
 - Vacant lots
 - City or other government ownership
 - Building/land value
 - Age of existing buildings
 - Single story vs multi story structures
 - Underutilized parking lots

Voting Process



| | | |
|---|-----------------------------|--|
| 1 | YES | I can say an unqualified “yes” to the recommendation. |
| 2 | Some concerns | I find the proposal acceptable. It appears to be the best of the available options at this time. |
| 3 | Significant concerns | I can live with the proposal, although I am not especially enthusiastic about it. |
| 4 | Abstain | I do not fully agree with the proposal, but I am willing to stand aside, remain neutral, so the process can move forward. |
| 5 | Not in favor | I do not fully agree with the proposal. I have some suggestions and I would like the working group to do more work to see if we can reach a higher level of agreement. |
| 6 | NO | I do not agree with the proposal, and I will work actively to oppose it. |

Recommendations

| | Question | Carter | Joslyn | Karen A | Karen V | Mary | Nona | Ronny | Avg. | Var. | Summary (yes/no) |
|----|--|--------|--------|---------|---------|------|------|-------|------|------|------------------|
| 1 | Recommend 1 site for ~50 units | 2 | 2 | 3 | 1 | 1 | 1 | 1 | 1.6 | 0.6 | 7 / 0 |
| 2 | Recommend ~2-3 sites for ~50 units | 2 | 5 | 1 | 5 | 3 | 2 | 2 | 2.9 | 2.5 | 5 / 2 |
| 3 | Recommend ~5 sites for ~50 units | 1 | 5 | 3 | 6 | 3 | 3 | 5 | 3.7 | 2.9 | 4 / 3 |
| 4 | Recommend 3350 Alpine Rd. for ~50 units | 5 | 5 | 3 | 5 | | 2 | 4.5 | 4.1 | 1.6 | 2 / 4 |
| 5 | Recommend 3350 Alpine Rd. for ~10-25 units, joint dev. with DFP | 5 | 6 | 5 | 5 | | 5 | 3 | 4.8 | 1.0 | 1 / 5 |
| 6 | Recommend 3350 Alpine Rd. for ~10 units, independent of DFP | 5 | 6 | 5 | 5 | | 5 | 5 | 5.2 | 0.2 | 0 / 6 |
| 7 | Recommend 19501 Skyline Blvd. (Fogarty property) for ~50 units | 3 | 3 | 1 | 3 | 1 | 1 | 2 | 2.0 | 1.0 | 7 / 0 |
| 8 | Recommend 19501 Skyline Blvd. (Fogarty property) for ~10 units | 2 | 6 | 6 | 6 | 5 | 2 | 3 | 4.3 | 3.6 | 3 / 4 |
| 9 | Recommend Blue Oaks strip east of Los Trancos Rd. for ~10 units | 5 | 5 | 5 | 5 | 6 | 5 | 5 | 5.1 | 0.1 | 0 / 7 |
| 10 | Recommend Christ Church for ~10 VLI units (vs. current HE 6 AMI) | 1 | 5 | 1 | 5 | 1 | 1 | 2 | 2.3 | 3.6 | 5 / 2 |
| 11 | Recommend TC substation strip for ~10 units | 3 | 5 | 2.5 | 6 | 5 | 2 | 5 | 4.1 | 2.4 | 3 / 4 |
| 12 | Recommend TC soccer field + substation strip for ~50 units | 5 | 2 | 4.5 | 3 | 5 | 5 | 6 | 4.4 | 1.9 | 2 / 5 |
| 13 | Recommend Hawthorns Historic Complex for ~5 units | 2 | 5 | 1 | 6 | 1 | 1 | 5 | 3.0 | 5.0 | 4 / 3 |
| 14 | Recommend Hawthorns Historic Complex for ~50 units | 1 | 5 | 5 | 6 | 1 | 2 | 5 | 3.6 | 4.6 | 3 / 4 |
| 15 | Recommend Dorothy Ford Park for ~50 units | 5 | 2 | 5 | 2 | 6 | 6 | 3.5 | 4.2 | 3.0 | 3 / 4 |

Comments

| | |
|---------|---|
| Carter | |
| Joslyn | For the purpose of this sub-committee, although not ideal, it seems like it is most prudent to recommend building the 50 homes on one readily available site. However, all the sites identified seem like great places to responsibly develop a variety of housing types in the future. There is a housing shortage, and these sites could provide us with the opportunity to facilitate development beyond the minimums required by the state. |
| Karen A | Ideally, affordable housing is spread out, but not feasible now. GP supports residential at Nathhorst and TC [1] [2]. Outreach may yield more opportunities. Town should support church-led housing. Fogarty site could be MU with market rate units subsidizing 50 VLI. High-level designs needed (including DFPOS rework), possibly funded by the AH Fund. Engage developers (Alta, MidPen) on Fogarty, 3350 Alpine, TC soccer field, DFPOS. El Mirador near TC is prime, but timing isn't right. Review deed restrictions on underused spaces (e.g., Rossotti Field). Update Master Plan for next housing cycle. Heavily promote ADUs/JADUs. Consider selling surplus land to bolster the Inclusionary Housing Fund. |
| Karen V | My votes are based upon whether properties are viable for HCD approval and VLI Financing. The soccer field does not have low-cost access to sewer and lacks community support. Hawthorns has a strict conservation easement and an entrance with poor sight lines. Fogarty is far from schools, libraries, stores, and jobs, and there are no nearby sewer lines. My contact in affordable housing dev. "would probably pass on the project" based upon not competitive for VLI funding and the challenges to keep Fogarty fully leased. |
| Mary | |
| Nona | |
| Ronny | I think AHSEC's work is complete and TC can take next steps. We don't need things like sewer or financing resolved. I recommend to pursue Fogarty. I prioritize a site with ~40-50 units to support AH financing and pass HCD. ~10 VLI units at Christ Church may be worthwhile to reduce density to ~40 at DFP/Fogarty. Other small sites could be pursued without revising HE, and/or could use opt-in. For 3350 I could see joint dev. with DFP, but ~50 units feels like too much w/out neighbor support. Strongly against TC soccer field. |

Questions for Town Council

1. What is your feedback on the site recommendations? Are we done, or what more would you like to see for the recommended sites?
2. Would you like AHSEC to continue to attempt to find new sites?
3. Do you prefer AHSEC to pursue a single site for ~50 VLI units, or multiple sites distributed throughout town?
4. If we are unable to find site(s) for ~50 VLI units, should we pursue an option where DFP remains in our HE but with reduced density (e.g. ~30–40 units)?
5. Should AHSEC explore financing options for VLI development at ~10 units (vs. ~40–50 units typically considered viable for affordable housing)?
6. Could TC budget staff and/or consultant time/fees for more formal analysis, either for financing options or to take steps to revise our HE with new site(s)?

Hawthorns and Fogarty Technical Analysis

Supplemental Information
Karen Vahtra
1/26/2025

Hawthorns¹

Conservation Easement prohibits “Construction of additional buildings”

Table 1: Hawthorns Area Conservation Easement Prohibited and Permitted Uses

| Conservation Easement Section | Description |
|--------------------------------------|--|
| <i>Prohibited Uses</i> | |
| 3(a) | Subdivision, except for lot line adjustments and transference to a qualified agency for open space uses. |
| 3(b) | Commercial or industrial development or activity, including agricultural use. |
| 3(c) | Construction of additional buildings. |

¹ MidPen’s Hawthorns Area of Windy Hill Preserve Public Access Working Group, Orientation Materials and Background Information June 2023

Hawthorns Sight Lines

| Location | Approximate Intersection Sight Distance Left (Right) | Meets Corner Sight Distance Criteria? | Meets Stopping Sight Distance Criteria? | Issue | Potential Mitigation |
|-----------------------------------|--|---------------------------------------|---|----------------------|----------------------|
| Los Trancos Road Driveway (North) | 265'(304') | No | Yes | Curvature of roadway | None |
| Los Trancos Road Driveway (South) | 140'(125') | No | No | Curvature of roadway | None |

Los Trancos North Driveway



Hawthorns Sight Lines Conclusion

“Neither of the two driveway locations along Los Trancos Road provide adequate sight distance for either a right or left turn. The main reason for the inadequate sight distance is the curvature of Los Trancos Road at these locations. Remedying the deficient sight distance would require realignment of a portion of Los Trancos Road; it is expected that this would be prohibitively expensive and time consuming and thus not identified as a feasible mitigation.”

Fogarty Independent Site Visit

Area identified is quite visible from side of the road although no parking is available nearby



Fogarty Downhill Slopes²

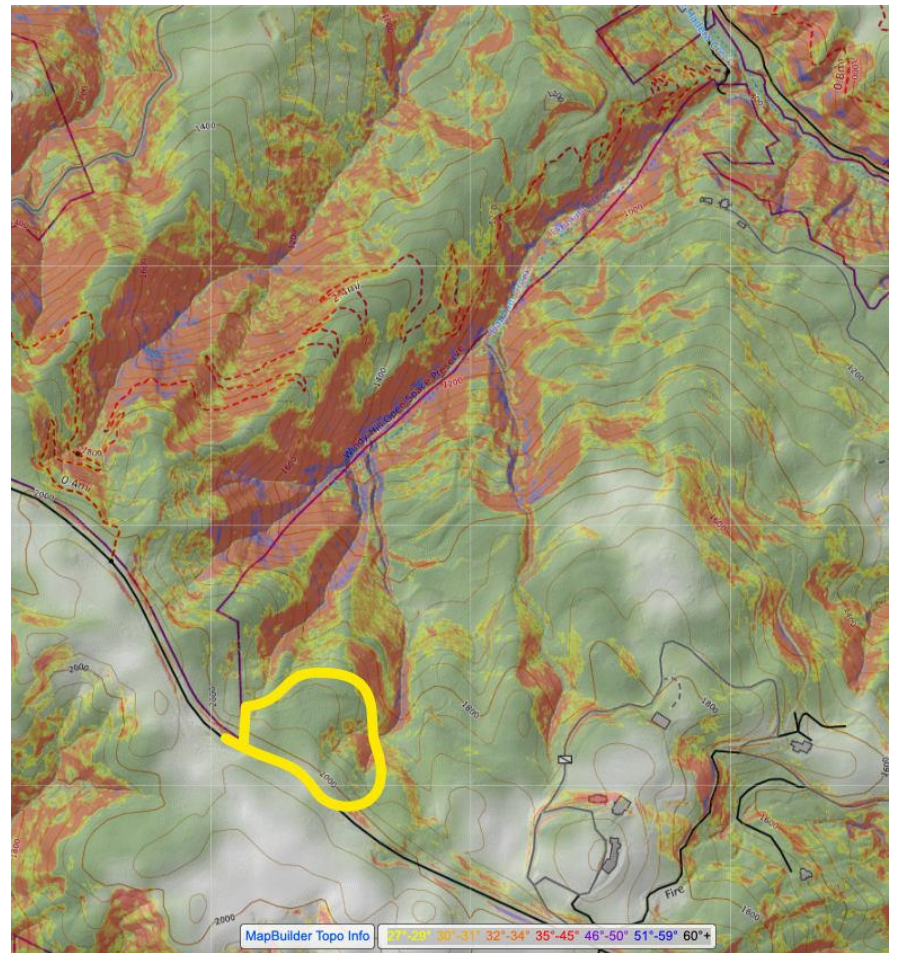
Located on the top of Skyline at around 2000'

Site itself is *fairly* level by PV standards

Uphill slope from Alpine road is approximately 1200'

Slopes downhill from the site reach up to 51°+

Flamemapper Preliminary Data³ categorizes the area in the highest possible hazard category within the WFPD District



³ Flamemapper March 2023 Preliminary data

² Caltopo map

Possible Sight Line Issue

Posted speed on Skyline is 50mph

Sight line requirements increase with speed

Concern about sight lines from property for safe ingress/egress

Sight lines were not measured



Simplified VLI Non-Transit Location Based Criteria⁴

2. Access to a public park
0.4 miles / 1 min to Razorback Ridge Trail, Windy Hill
3. Access to public libraries
10 miles / 17 min to Woodside Library
4. Access to grocery stores and farmers' markets
10 miles / 18 min Robert's in Woodside
12 miles / 22 min Safeway Sharon Park
5. Access to schools
12 miles / 23 min Ormondale
12 miles / 24 min Corte Madera
11 miles / 21 min Canada College
8. Access to medical clinic that accepts Medi-Cal ?
9. Access to pharmacies
12 miles / 22 minutes CVS Sharon Park

⁴ CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE REGULATIONS IMPLEMENTING THE FEDERAL AND STATE LOW INCOME HOUSING TAX CREDIT LAWS CALIFORNIA CODE OF REGULATIONS TITLE 4, DIVISION 17, CHAPTER 1 December 11, 2024

- Established an on-site employee presence
- Implemented a plan for wildland fire management and defensible space safety
- Conducted grassland restoration and invasive species management
- Evaluated long-term management options for the Historic Complex
- Initiated studying the feasibility of providing public access and connecting to existing trail networks

2.5 CONSERVATION EASEMENT

The Hawthorns Area is subject to a conservation easement granted in 2005 by the Woods Family Trust to POST. The conservation easement allows low-intensity recreational uses and related development that align with improvements typically offered on other District preserves, such as unimproved trails, split rail fences, parking areas, vault restrooms and directional signage. Other forms of development are generally restricted by the conservation easement. Section 6(i) of the conservation easement states the following:

“If the [Hawthorns Area] is ever conveyed to the Midpeninsula Regional Open Space District, or any similar governmental or non-governmental entity intending to use the [Hawthorns Area] for public open space and passive recreational uses, construction of a limited staging area (gravel parking lot, pit toilets, wood rail fencing, trail markers, etc.) around the perimeter of the Improved Portion as necessary to facilitate public access to, and use of, the [Hawthorns Area] for hiking and other uses permitted by this easement.”

Per the conservation easement, the “Improved Portion” refers to the parcel depicted in purple below, while the “Unimproved Portion” of the property is represented by the tan area (see **Figure 1**).

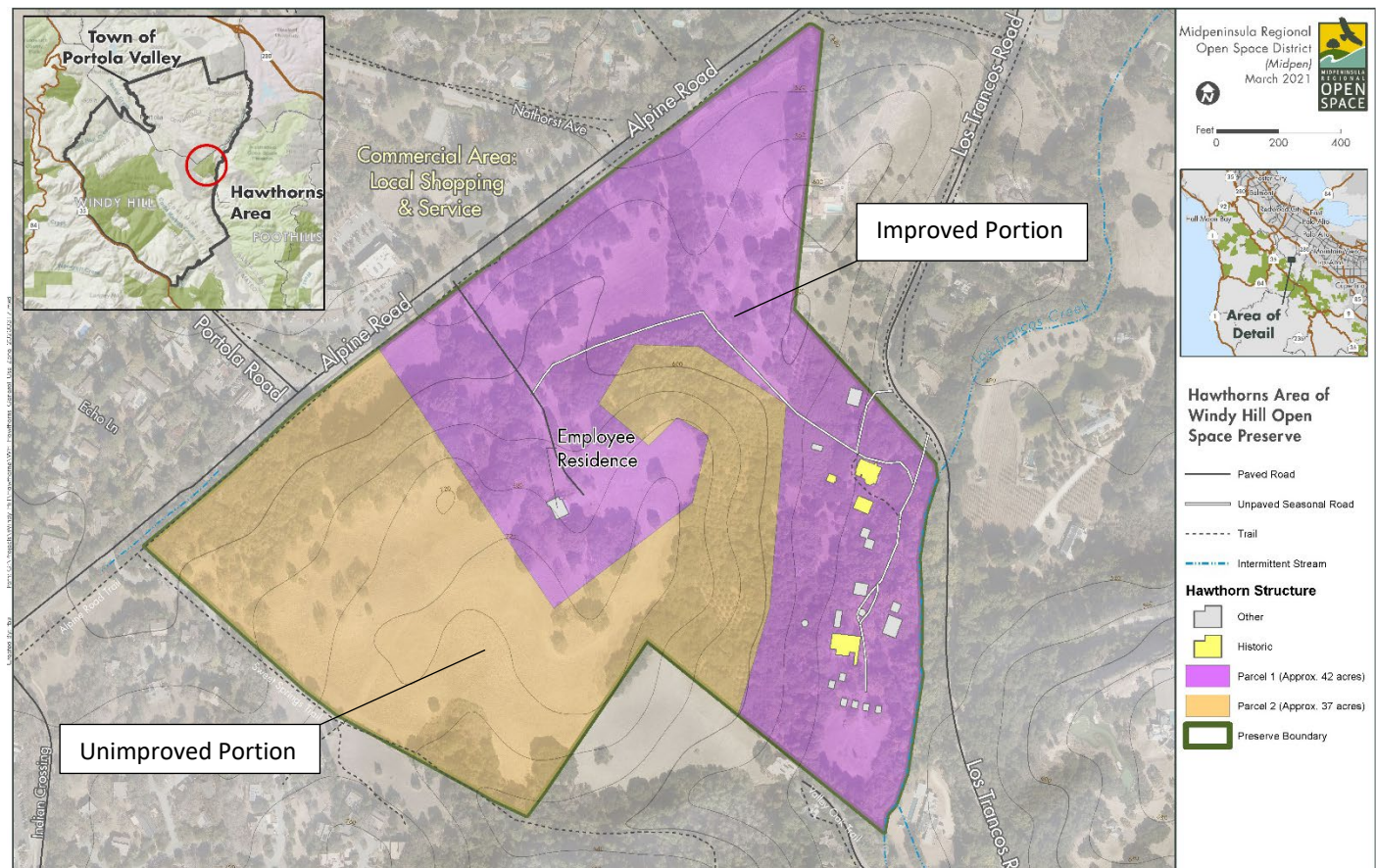


Figure 1: Hawthorns Area Improved and Unimproved Areas per the Conservation Easement (2005)

Other prohibited and permitted uses are described in Section 6 of the conservation easement (**Attachment 2**), as paraphrased in **Table 1** below.

Table 1: Hawthorns Area Conservation Easement Prohibited and Permitted Uses

| Conservation Easement Section | Description |
|--------------------------------------|--|
| <i>Prohibited Uses</i> | |
| 3(a) | Subdivision, except for lot line adjustments and transference to a qualified agency for open space uses. |
| 3(b) | Commercial or industrial development or activity, including agricultural use. |
| 3(c) | Construction of additional buildings. |
| 3(d) | Activities that cause significant soil degradation, erosion, or pollution of aquatic features. |
| 3(e) | Tree removal, except as required for safety, fire protection, or resource management. |
| 3(f) | On-site dumping or disposal of waste, refuse or debris. |
| 3(g) | Installation of new utility systems or extension of existing utility system. (The repair, replacement, and relocation of existing utility systems may be allowed.) |
| 3(h) | Exploration, development, or extraction of minerals. |
| 3(i) | Commercial grazing. |
| 3(j) | Use of off-road or all-terrain vehicles, unless used on existing roads, paths, and trails for purposes of site management, public safety, or travel between improvements located on the property. |
| 3(k) | Commercial shooting or commercial shooting ranges are prohibited. Hunting or trapping of wildlife is prohibited, except to prevent damage to existing improvements or as necessary for resource management and public safety purposes. |
| 3(l) | Activities producing sustained noise levels in excess of 65 decibels as measured on trails surrounding the property, except for agricultural and landscaping requirement necessary for the repair, reconstruction, or relocation of existing improvements. |
| 3(m) | Storage or disassembly of inoperable vehicles. |
| 3(n) | Alteration of landforms by grading or excavation. |
| 3(o) | Activities that would degrade the property's scenic and natural character, such as clearing, stripping of native vegetation, grading, or storage of materials. |
| 3(p) | Draining, filling, dredging, clearing, or diking of wetland and riparian areas. |
| 3(q) | Alteration or manipulation of watercourses, or the creation of new water impoundments or watercourses, other than permitted agricultural and ecological enhancements. |
| 3(r) | Placement of signs or billboards, except to display the property's name and use as an open space area, or to control unauthorized use. |
| 3(s) | Golf courses, driving ranges, or sport courts. |
| 3(t) | Excavation, removal, destruction, or sale of archeological artifacts or remains, except as part of an authorized archeological investigation. |
| <i>Allowable Uses</i> | |
| 6(a) | Reasonable measures for fire safety, erosion control, and tree removal for safety, fire protection, or resource management purposes. |
| 6(b) | Removal of non-native vegetation and restoration with native vegetation. |
| 6(c) | Maintenance and use of existing paved and unpaved roadways, passages, and trails. |
| 6(d) | Exceptions to the prohibited uses established in Section 3 of the Conservation Easement. |
| 6(e) | Use, maintenance, and improvements to the existing spring and ground water system to service the property. |

| Conservation Easement Section | Description |
|-------------------------------|---|
| 6(f) | Passive recreational uses such as hiking, bicycling, and equestrian use. |
| 6(g) | Construction of unpaved trails or paths for non-motorized uses. |
| 6(h) | Use, occupancy, repair, reconstruction, or replacement of existing buildings and improvements directly related to the public open space operations of the property owner. |
| 6(i) | Construction of a limited staging area (gravel parking lot, pit toilets, wood rail fencing, trail markers, etc.) to facilitate public access and recreational uses. |

3.0 EXISTING CONDITIONS

3.1 NATURAL RESOURCES

3.1.1 Plant Communities

Vollmar Natural Lands Consulting conducted a [botanical resource survey](#) at the Hawthorns Area in 2019. **Table 2** identifies plant communities documented within the Hawthorns Area: Valley and Foothill Grassland, Cismontane Woodland, and Riparian Forest. Aside from these natural habitats, there are stands of woodland that are dominated by introduced species, primarily European olive (*Olea europaea*) and English hawthorn (*Crataegus monogyna*). Aside from woodlands dominated by cultivars, shaded habitats generally feature a high cover of native plants, while more open, sunny habitats support a majority of introduced species.

Plant communities at the Hawthorns Area encompass habitat types that are known to support special-status plants in the region. Based on typical micro-habitat conditions, elevation ranges, and taxa distribution patterns, 11 special status plant species have the potential to occur on the site, of which none were observed during the 2019 protocol-level botanical surveys. The botanical survey identified areas within the Cismontane Woodland as Valley Oak Woodland, a rare and threatened plant community in the state. The botanical surveys also identified a sensitive natural community of woodlands with a cover of California bay trees within the Cismontane Woodland.

Table 2: Hawthorns Area Plant Communities

| Name | Acreage | % of Hawthorns Area | Description ¹ |
|-------------------------------|------------|---------------------|---|
| Valley and Foothill Grassland | 28.5 acres | 37% | Introduced, annual Mediterranean grasses and native herbs. On most sites the native species, such as needle grass, have been largely or entirely supplanted by introductions. Stands rich in natives usually found on unusual substrates, such as serpentine or somewhat alkaline soils. |
| Cismontane Woodland | 47 acres | 60% | Trees deciduous, evergreen or both, with open canopies. Broadleaved trees dominate, although conifers may be present in or emergent through the canopy. Understories may be open and herbaceous or closed and shrubby. This type occurs on a variety of sites below the conifer forests in Mediterranean California. At the Hawthorns Area, this plant community includes 13.6 acres of olive groves. |
| Riparian Forest | 2.4 acres | 3% | Broadleaved, winter deciduous trees, forming closed canopies, associated with low- to mid-elevation perennial and intermittent streams. Most stands even-aged, reflecting the flood-mediated, episodic reproduction. These habitats can be found in every county and climate in California. |

Valley and Foothill Grassland

Valley and foothill grasslands at the Hawthorns Area are dominated by a high cover of relatively tall and dense introduced annual grasses. Within central and southwestern portions of the Hawthorns Area, where soils are generally deeper and richer, the most

¹ https://cnps.org/wp-content/uploads/2018/03/CNPS_Inventory_4th_ed_OCR.pdf